

## Preliminary land Use Service (PLUS)

### Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)  
[www.dnrec.state.de.us/DNRECeis/](http://www.dnrec.state.de.us/DNRECeis/)  
[datamil.udel.edu/](http://datamil.udel.edu/)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

1. Project Title/Name: The Villages of Stoneybrook

2. Location: City of Seaford, East of US Route 13, North of Beaver Dam Dr., South of Tharp Dr., West of Beaver Dam Heights

3. Parcel Identification #: 3-31 6.00 10.00, 10.01, 11.00      4. County or Local Jurisdiction Name: City of Seaford

5. Owner's Name: Harvest Development Corp. (HD)(P. 10.00, 11.00) Attn: Scott Saunders &  
-----Moore Mitchell Venture Ventures (MM) (P. 10.01) Attn: Ronnie Moore

Address: (HD) 4620 Ocean Gateway;  
----- (MM) 111 State Route 273 C

City: (HD) Queenstown

(MM) Rehoboth Beach

State: (HD) Maryland

(MM) Delaware

Zip: (HD) 21658

(MM) 19971

Phone: (HD) 410-490-2081

(MM) 302-226-8080

Fax: (HD) 410-827-9739

(MM) 302-227-5773

Email: (HD) scottatrivest@yahoo.com

(MM) rmoore@jamooreddevelopment.com

6. Applicant's Name: Frank Robino Companies LLC, Attn: Thomas Cekine

Address: 6 Larch Avenue

City: Newport

State: Delaware

Zip: 19804

Phone: 302-995-7011 ext. 121

Fax: 302-995-1539

Email: tcekine@robino.com

7. Engineer/Surveyor Name: KCI Technologies, Inc., Attn: John M. Mascari

Address: 153 E. Chestnut Hill Rd., Suite 102

City: Newark

State: Delaware

Zip: 19713

Phone: 302-731-9136

Fax: 302-731-7807

Email: jmascari@kci.com

8. **Please Designate a Contact Person, including phone number, for this Project: Tom Cekine 302-388-4004**

<b>Information Regarding Site:</b>	
9. Area of Project(Acres +/-): 36.1	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." NA	
12. Present Zoning: Highway Commercial C-2 & High Density Residential R-3	13. Proposed Zoning: High Density Residential R-3
14. Present Use: Agriculture	15. Proposed Use: Residential Community
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: <i>Farmland. No known hazardous substances.</i>	
17. Comprehensive Plan recommendation: <i>City of Seaford: Town Center</i> If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/>  Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input checked="" type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <i>City of Seaford</i>  What is the estimated water demand for this project? 108,000 gpd based on 360 EDU's x 300 gpd/EDU  How will this demand be met? <i>Through the existing City of Seaford water system.</i>	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <i>City of Seaford</i>	
20. If a site plan please indicate gross floor area: NA	
21. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
22. If residential, indicated the number of number of Lots/units: 360 Gross Density of Project: 9.9 Net Density 13.0  Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

23. If residential, please indicate the following:

Number of renter-occupied units: 192

Number of owner-occupied units: 168

Target Population (check all that apply):

Renter-occupied units

☒ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☒ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: 1  
Square Feet: 17,800

Proposed Use: % of Impervious Surfaces: 61  
Square Feet: 612,500

25. What are the environmental impacts this project will have? *Water quality will be improved through the implementation of stormwater management BMPs, proposed landscaping and the reduction of agricultural sedimentation and nutrient runoff.*

How much forest land is presently on-site? None How much forest land will be removed? None

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No *One small isolated, unconnected wetland was delineated near the western property boundary by JCMECI. JCMECI believes that the Army Corp of Engineers will not take jurisdiction. The wetland is being field located and a report will be submitted to the Army Corp of Engineers for review.*

Are the wetlands: ☐ Tidal Acres  
☒ Non-tidal Acres To be determined

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No :

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes," describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☐ Yes ☒ No

If yes, please list name: *Note that site drainage does reach several existing drainage ditches and storm drain pipes along the southern and eastern property boundaries. Stormwater management measures are proposed to not adversely impact the ditches.*

30. List the proposed method(s) of stormwater management for the site: *Green Technology BMPs: Bioretention, Biofiltration Swales and Filter Strips.*

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): *Roadside swales in Beaver Dam Heights, stormdrain system in Beaver Dam Drive*

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? *5 +/- Acres 217,800 +/- Square Feet*

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? *active recreation (walking paths, swimming pool), passive recreation, stormwater management*

Where is the open space located? *Throughout the communities perimeter and interior.*

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? *Internal private roads, stormwater management systems, water and sewer services and distribution mains and a sanitary sewer pumping station.*

34. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No

Acres on-site that will be permanently protected *To be determined after wetlands are located*

Acres on-site that will be restored *NA*

Acres of required wetland mitigation *NA*

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed *Green Technology BMPs: Bioretention, Biofiltration Swales, Filter Strips & a sediment control plan as approved by Sussex Conservation District.*

Buffers from wetlands, streams, lakes, and other natural water bodies: *A 15' buffer of wetlands will be provided.*

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No *Wet ponds with surrounding low cut grass areas will not be chosen for stormwater management.*

36. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? *A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season Beaver Dam Drive: 585, Tharp Road: 1273*

What percentage of those trips will be trucks, excluding vans and pick-up trucks? *Less than five percent.*

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. *The age-restricted portion of the community will connect to an existing shared commercial entrance that leads to Beaver Dam Drive at one location with an approximately 24-foot wide two-lane closed section private access lane. The apartments will connect to Tharp Road at one location with an approximately 24-foot wide two-lane closed section private access lane.*

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. *An emergency vehicle connection is anticipated between Stoneybrook Drive and Woodlawn Court. Ronmore Dr. and Sussex St. in Beaver Dam Heights offer potential road connections. The applicant is willing to discuss these connections and has shown one connection to Ronmore Drive on the Concept Site Plan.*

40. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☒ Yes ☐ No

If yes, please List them: Standard residential garbage, refuse and rubbish. No special permits are anticipated.

44. Please make note of the time-line for this project: Plan Approvals: Winter 2004, Construction: 2005

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

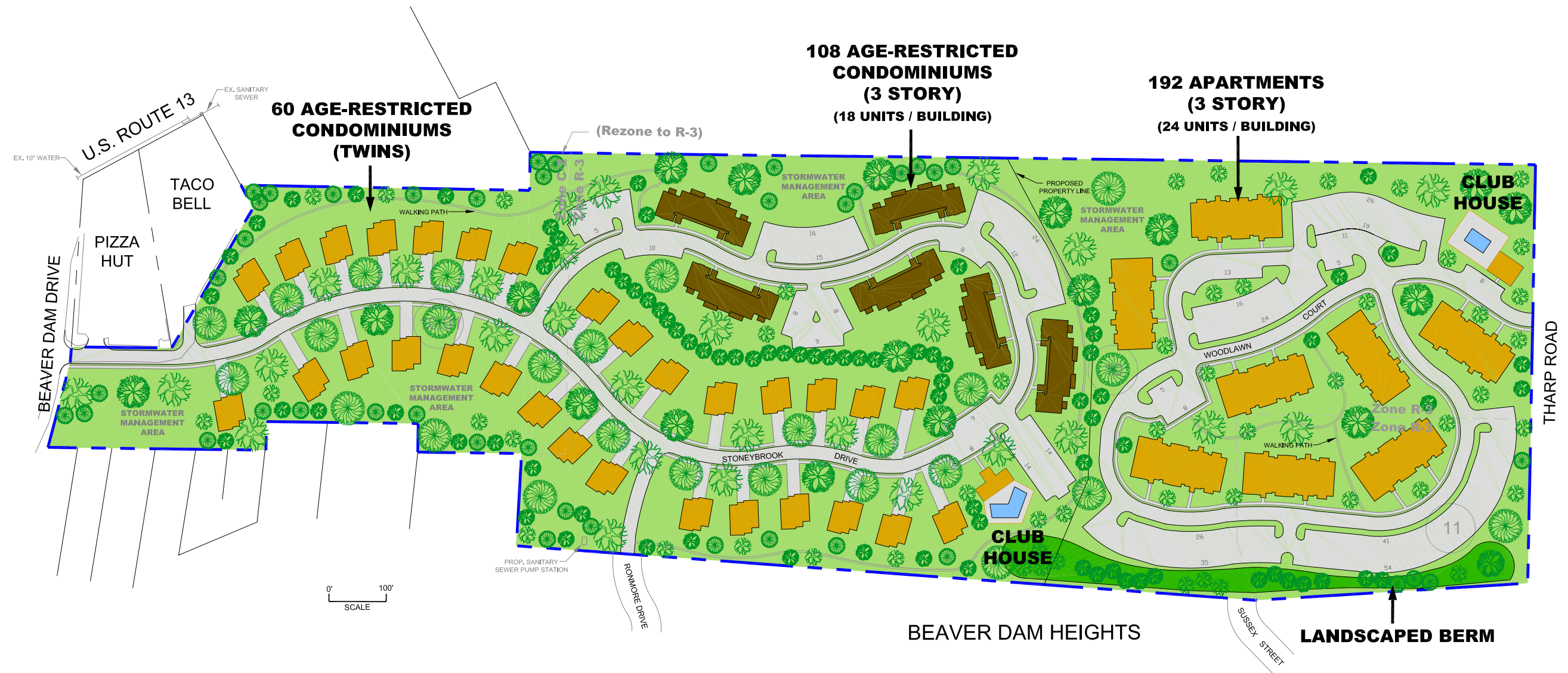
\_\_\_\_\_  
Signature of property owner or contract buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Person completing form  
(If different than property owner)

\_\_\_\_\_  
Date

This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) along with an **electronic copy of any site plans and development plans for this site**. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

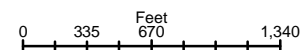
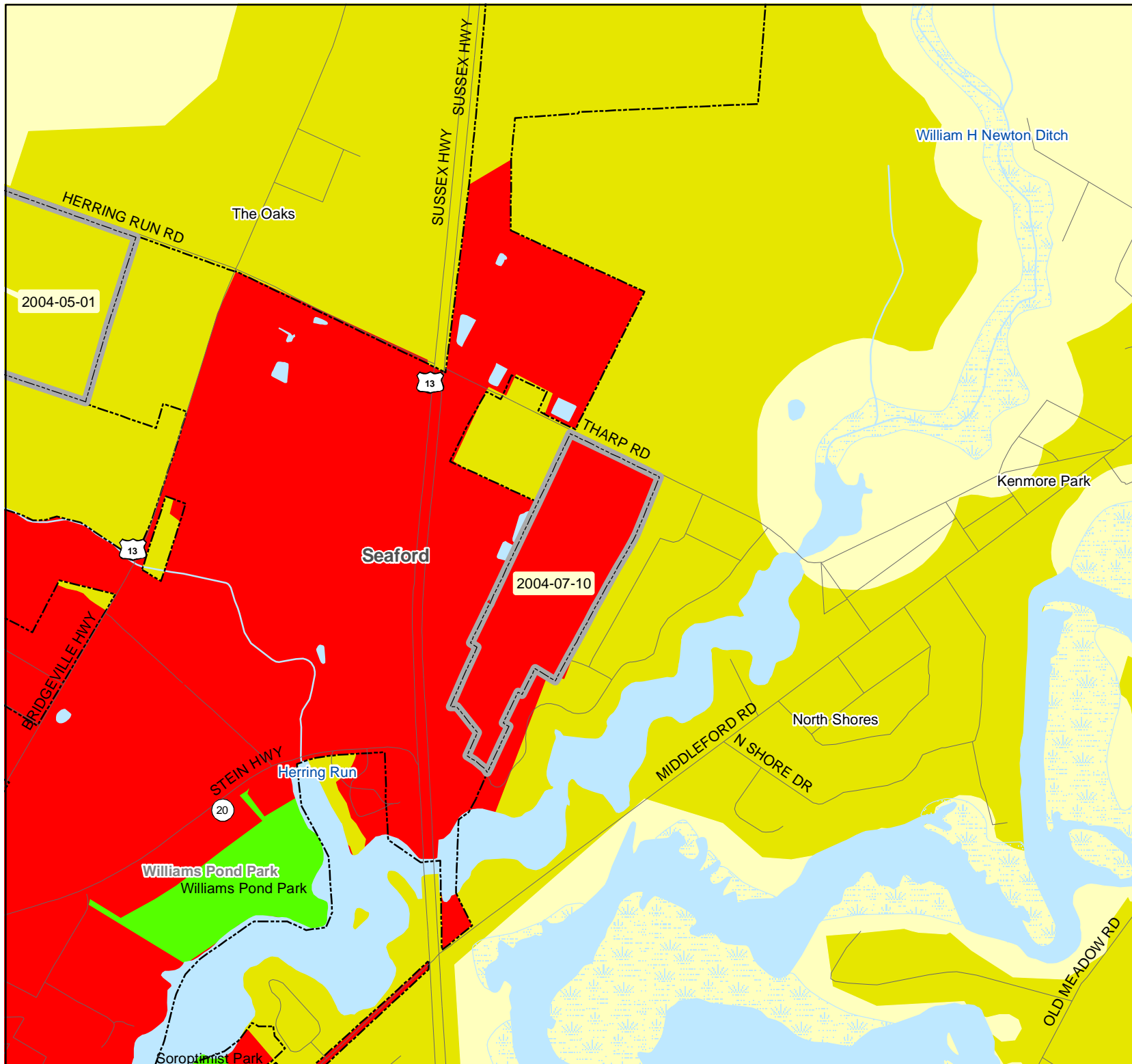




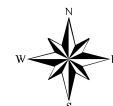
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Villages of Stoneybrook  
2004-07-10

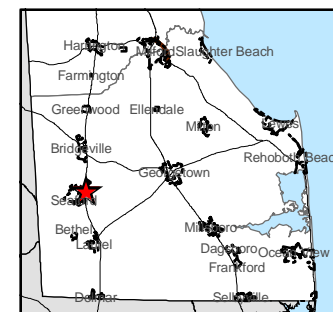
-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



1:12,000



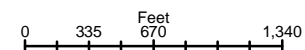
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[www.state.de.us/planning](http://www.state.de.us/planning)



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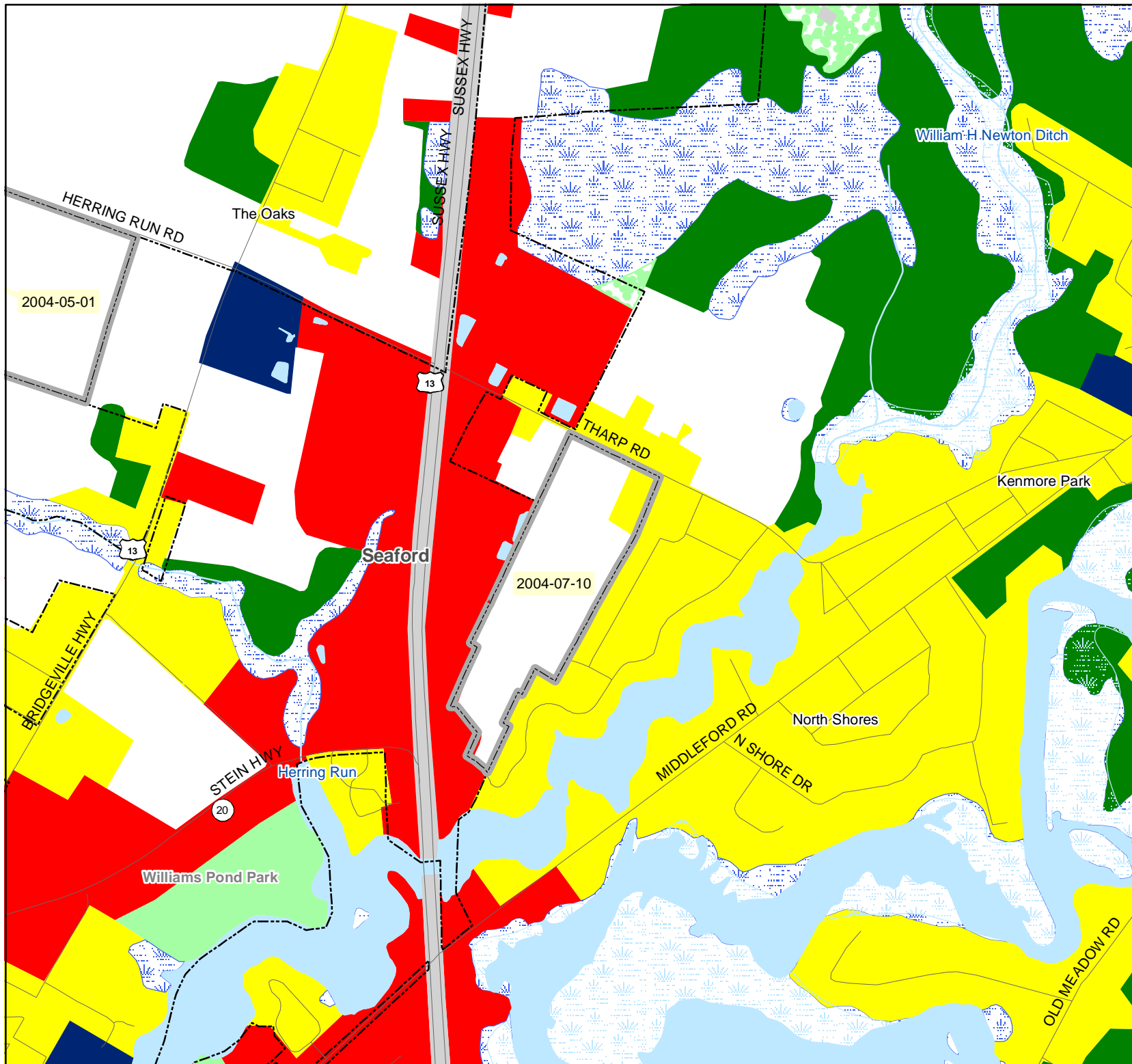
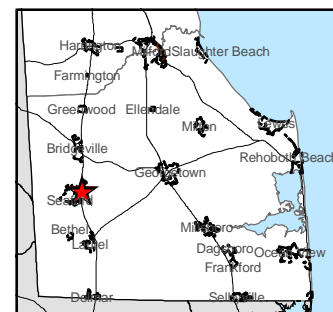
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:12,000



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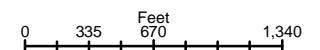


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2002 False-Color  
InfraRed Orthophotography

 Project Area  
 Municipalities



1:12,000



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